

**Grandview Villas
2023 Operating Budget**

Revenue	Budget	Actual	Forecast	Forecast	Budget												
	2022	1/22-10/22	11/22-12/22	2022	2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Homeowner Dues	\$62,976	\$62,976	\$ -	\$62,976	\$73,536	\$18,384	\$-	\$-	\$18,384	\$-	\$-	\$18,384	\$-	\$-	\$18,384	\$-	\$-
Finance Charges	\$-	\$40		\$40	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Interest	\$480	\$380	\$ 50	\$430	\$480	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
Late Fees	\$-	\$-	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Other Income	\$-	\$15	\$ -	\$15	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Total Revenue	\$63,456	\$63,410	\$50	\$63,460	\$74,016	\$18,424	\$40	\$40	\$18,424	\$40	\$40	\$18,424	\$40	\$40	\$18,424	\$40	\$40

Operating Expenses

Accounting	\$165	\$170	\$-	\$170	\$170	\$-	\$-	\$170	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Alarm Monitoring	\$1,987	\$1,987	\$-	\$1,987	\$1,987	\$497	\$-	\$-	\$497	\$-	\$-	\$497	\$-	\$-	\$497	\$-	\$-
Business Management Fees	\$6,262	\$5,220	\$1,061	\$6,281	\$6,454	\$531	\$531	\$531	\$531	\$531	\$531	\$531	\$531	\$531	\$531	\$572	\$572
Electric	\$6,463	\$4,485	\$500	\$4,985	\$6,235	\$845	\$845	\$845	\$845	\$325	\$325	\$325	\$325	\$325	\$325	\$400	\$505
Insurance	\$22,535	\$19,263	\$4,945	\$24,208	\$30,425	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,662	\$2,662	\$2,662	\$2,662
Legal	\$1,500	\$1,169	\$-	\$1,169	\$1,500	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125
Maintenance																	
Buildings / Garages	\$3,700	\$325	\$500	\$825	\$2,400	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Fire Suppression System Inspection	\$4,500	\$5,790	\$-	\$5,790	\$5,790	\$-	\$-	\$-	\$-	\$5,790	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Grounds	\$2,200	\$1,821	\$-	\$1,821	\$2,200	\$-	\$-	\$-	\$-	\$550	\$550	\$550	\$550	\$-	\$-	\$-	\$-
Roof Inspections / Repairs	\$1,000	\$-	\$-	\$-	\$500	\$-	\$-	\$-	\$-	\$500	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Meeting Expense	\$320	\$217	\$-	\$217	\$320	\$-	\$-	\$40	\$-	\$-	\$85	\$195	\$-	\$-	\$-	\$-	\$-
Other Expense	\$825	\$1,552	\$40	\$1,592	\$1,680	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140
Snow Removal	\$9,000	\$8,225	\$1,750	\$9,975	\$11,000	\$2,700	\$2,700	\$2,700	\$925	\$-	\$-	\$-	\$-	\$-	\$-	\$775	\$1,200
Trash	\$2,940	\$2,882	\$300	\$3,182	\$3,355	\$300	\$255	\$250	\$250	\$250	\$300	\$300	\$300	\$300	\$300	\$250	\$300
Total Operating Expenses	\$63,396	\$53,105	\$9,096	\$62,201	\$74,016	\$7,810	\$7,268	\$7,303	\$5,985	\$10,883	\$4,728	\$5,335	\$4,643	\$4,283	\$4,779	\$5,123	\$5,703

Net Income (Loss)	\$60	\$10,305	\$9,146	\$1,259	\$(0)	\$10,614	\$(7,228)	\$(7,263)	\$12,439	\$(10,843)	\$(4,688)	\$13,089	\$(4,603)	\$(4,243)	\$13,645	\$(5,083)	\$(5,663)
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Capital Reserve	\$62,784	\$48,240	\$16,080	\$64,320	\$68,544	\$17,136	\$-	\$-	\$17,136	\$-	\$-	\$17,136	\$-	\$-	\$17,136	\$-	\$-
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Net Income (Loss) w/ CR	\$62,844	\$58,545	\$25,226	\$65,579	\$68,544	\$27,750	\$(7,228)	\$(7,263)	\$29,575	\$(10,843)	\$(4,688)	\$30,225	\$(4,603)	\$(4,243)	\$30,781	\$(5,083)	\$(5,663)
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	2022	2023
Dues	\$328.00	\$383.00
Capital Reserve	\$327.00	\$357.00
	\$655.00	\$740.00